

ONLINE E – AUCTION SALE OF ASSET

KOTAK MAHINDRA BANK LIMITED

REGISTERED OFFICE: 27 BKC, C 27, G-BLOCK, BANDRA KURLA COMPLEX, BANDRA (E), MUMBAI, MAHARASHTRA, PIN CODE - 400 051

BRANCH OFFICE: KOTAK MAHINDRA BANK LTD.- #185, 2ND FLOOR, MOUNT ROAD, ANNA SALAI, CHENNAI 600 006 (LAND MARK :MG CAR SHOWROOM AND NEXT TO THOUSAND LIGHTS METRO RAILWAY STATION)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 UNDER RULE 8(5) READ WITH PROVISIO TO RULE 8 (6) OF THE SECURITY INTEREST (ENFORCEMENT) RULE, 2002.

NOTICE IS HEREBY GIVEN TO THE PUBLIC IN GENERAL AND IN PARTICULAR TO THE BORROWER (S) AND CO-BORROWER (S) WHOSE DETAILS ARE GIVEN IN BELOW MENTIONED TABLE THAT THE BELOW DESCRIBED IMMOVABLE PROPERTY MORTGAGED/CHARGED TO THE SECURED CREDITOR, THE POSSESSION OF WHICH HAS BEEN TAKEN BY THE AUTHORISED OFFICER OF KOTAK MAHINDRA BANK LIMITED (HEREINAFTER REFERRED TO AS “THE BANK/SECURED CREDITOR”) ON 23.08.2024 AND SUBSEQUENT TO THE ASSIGNMENT OF DEBT IN ITS FAVOUR BY PNB HOUSING FINANCE LIMITED TO KOTAK MAHINDRA BANK LIMITED, WILL BE SOLD ON “AS IS WHERE IS”, “AS IS WHAT IS”, AND “WHATEVER THERE IS” BASIS FOR REALIZATION OF BANK’S DUES.

DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCE, IF ANY

SCHEDULE-A:

ALL THAT PIECE AND PARCEL OF VACANT LAND MEASURING 84 CENTS (49 CENTS ALONG WITH A WELL IN SURVEY NO.75/2A AND 35 CENTS IN SURVEY NO.78/3A2, DTCP APPROVED NO.50/2011, SITUATED AT NO.4, URAPPAKKAM VILLAGE, CHENGLEPET TALUK, KANCHEEPURAM DISTRICT, SUB REGISTRATION DISTRICT OF GUDUVANCHERY AND REGISTRATION DISTRICT OF CHENNAI SOUTH AND WITHIN THE LOCAL LIMIT OF KATTANKULATHUR PANCHAYAT UNION.

NORTH BY :SURVEY NOS 75 (PART) AND 78 (PART)

SOUTH BY: SURVEY NOS 75(PART) AND 78/2

EAST BY : SURVEY NO.78(PART)

WEST BY: 23 FEET ROAD

SCHEDULE-B:

AN UNDIVIDED SHARE OF 385 SQ.FT., OF LAND RIGHT, TITLE AND INTEREST IN THE “A” SCHEDULE MENTIONED PROPERTY AS STATE ABOVE.

SCHEDULE-C:

FLAT NO.G1, IN GROUND FLOOR, AT ‘M’ BLOCK, MEASURING 781SQ.FT. (INCLUSIVE OF COMMON AREAS) IN THE SCHEME MADHURAPURI DEVELOPED AT “A” SCHEDULE PROPERTY AS STATED ABOVE WITH COVERED CAR PARK.

BORROWER/S & GUARANTOR/S NAME & ADDRESS	1.DATE & TIME OF E-AUCTION 2.LAST DATE OF SUBMISSION OF EMD 3.DATE & TIME OF THE PROPERTY INSPECTION	RESERVE PRICE EMD OF THE PROPERTY BID INCREMENT
<p>1. MRS. D. YOGEEETHA (BORROWER) W/O MR. J. S DHANASEKAR</p> <p>2. MR. J.S DHANASEKAR (CO-BORROWER) S/O MR. YAYAPAL</p> <p>BOTH AT: NO.30A, ANJUGAM NAGAR, MAIN ROAD, KOLATHUR, CHENNAI, TAMIL NADU-600099</p> <p>BOTH ALSO AT: FLAT NO. G1, GROUND FLOOR, M BLOCK, MADURAPURI APARTMENTS, PLOT NO.14, VALLUVA STREET VAIGAI NAGAR, URAPAKKAM, CHENNAI, TAMIL NADU- 603202</p> <p>LOAN ACCOUNT NO.: HOU/CHE/0317/366255</p> <p>TOTAL OUTSTANDING: RS.56,29,113/- (RUPEES FIFTY SIX LAKH TWENTY NINE THOUSAND ONE HUNDRED AND THIRTEEN ONLY) OUTSTANDING AS ON 19.12.2024 WITH FURTHER INTEREST APPLICABLE FROM 20.12.2024 ALONG WITH ALL COST, CHARGES & EXPENSES UNTIL PAYMENT IN FULL WITH COST AND CHARGES.</p>	<p>1) E-AUCTION DATE :- 10.02.2025 BETWEEN 12:00 PM TO 1:00 PM WITH UNLIMITED EXTENSION OF 5 MINUTES</p> <p>2.) LAST DATE OF SUBMISSION OF EMD WITH KYC IS:- 07.02.2025 UP TO 6:00 P.M. (IST.)</p> <p>3.) DATE OF INSPECTION:- 07.02.2025. BETWEEN 11:00 AM TO 4:00 PM (IST)</p>	<p>RESERVE PRICE RS.20,00,000/- (RUPEES TWENTY LAKH ONLY)</p> <p>EMD: RS.2,00,000/- (RUPEES TWO LAKH ONLY)</p> <p>BID INCREMENT – RS. 10,000/- (RUPEES TEN THOUSAND ONLY) & IN SUCH MULTIPLES.</p>

THE EARNEST MONEY HAS TO BE DEPOSITED BY WAY OF DD IN FAVOUR OF "KOTAK MAHINDRA BANK LIMITED" PAYABLE AT **BANGLORE** OR NEFT/RTGS IN THE ACCOUNT OF "KOTAK MAHINDRA BANK LIMITED ACCOUNT NO **RAR22018826** AND IFSC CODE- KKBK0000631, BRANCH KALINA POINT MUMBAI, BRANCH CODE 0641.

THE BORROWER'S ATTENTION IS INVITED TO THE PROVISIONS OF SUB SECTION 8 OF SECTION 13, OF THE SARFAESI ACT, IN RESPECT OF THE TIME AVAILABLE, TO REDEEM THE SECURED ASSET.

PUBLIC IN GENERAL AND BORROWERS IN PARTICULAR PLEASE TAKE NOTICE THAT IF IN CASE AUCTION SCHEDULED HEREIN FAILS FOR ANY REASON WHATSOEVER THEN SECURED CREDITOR MAY ENFORCE SECURITY INTEREST BY WAY OF SALE THROUGH PUBLIC E - AUCTION.

IN CASE OF ANY CLARIFICATION/REQUIREMENT REGARDING SECURED ASSETS UNDER SALE, BIDDER MAY CONTACT **MR. SYAM NAMBURI (MOB NO. +919677288418) & MR. VISHAL ADISHESHAN (MOB NO +919941016600)**. BIDDER MAY ALSO CONTACT THE BANK'S IVR NO. **(+91-9152219751) FOR CLARIFICATIONS.**

FOR DETAILED TERMS AND CONDITIONS OF THE SALE, PLEASE REFER TO THE LINK [HTTPS://WWW.KOTAK.COM/EN/BANK-AUCTIONS.HTML](https://www.kotak.com/en/bank-auctions.html) PROVIDED IN KOTAK MAHINDRA BANK'S WEBSITE I.E. WWW.KOTAK.COM AND/OR ON [HTTPS://BANKAUCTIONS.IN/](https://bankauctions.in/)

PLACE: BANGLORE

DATE: 24.12.2024

**AUTHORIZED OFFICER
KOTAK MAHINDRA BANK LIMITED**